

Property - 1917 LUXE APARTMENTS FOR COLORED FOLK

MODERN HOUSES IN HARLEM
BOUGHT FOR THEIR USE.

100,000 Worth of Fine Buildings
Will Bear Names of Negroes Famed
for Achievements for Country and
Race Welfare.

One of the most important forward
steps toward a solution of the problem
the adequate housing of colored folk
in this city, was taken to-day when six
of the finest elevator apartment houses
in Harlem were purchased for refined
tenancy occupancy by the Philton Holding
Company, Inc., directed by Philip A. Pay-
ton, Jr.

The properties involved are located be-
tween Lenox and Seventh Avenues, at
117 to 143 West 141st Street, each house
occupying a plot 125x99.1, and three abut-
ing houses at 130 to 148 West 142d Street.
They were built in 1912 by Max J. Kra-
mer, who bought the land from John D. Street,
Douglas, orator, statesman, and leader
of his race, whose eloquence won many
of the houses friends to the anti-slavery cause,
and in honor of the late Dr. Booker T. Wash-
ington.

In the foyer of these houses will hang
a picture of the person after whom it
is named, and the uniforms of the attend-
ants will bear the name of the house.

The most important transaction in the
history of this city for the housing of
negroes was closed yesterday when six
of the best elevator apartment buildings
in upper Harlem were purchased to be
occupied by negro families. The prop-
erty is assessed at more than \$1,000,000,
but as other property was given in part
payment the aggregate value of the
realty involved was about \$1,500,000.

The six Harlem houses include the
three buildings at 117 to 143 West 141st
Street and three similar structures
abutting at 130 to 148 West 142d Street.
Each of the 141st Street houses has a
frontage of 125 feet, a total of 375 feet
on that thoroughfare. The 142d Street
houses are a trifle larger, each fronting
150 feet, a total of 450 feet on that

nd rules and regulations for the proper
maintenance of the houses will be made a
part of the lease and an occupancy, he
said, will almost be equivalent to a cer-
ificate of character and recommendation
as to responsibility.

The apartments are to be renamed af-
ter negroes who have achieved distinction
in the service of their country, and in
advancing the welfare of the colored race.
The house at 117 and 125 West 141st
Street is to be called Attucks Court, af-
ter Crispus Attucks, who led on March
5, 1770, the handful of patriots against
the British soldiers on Boston Commons
and was shot to death, thus offering his
blood as the first that was shed by Amer-
ica in her struggle for freedom. No. 127
West 141st Street is to be Toussaint
Court, in honor of Toussaint L'Ouverture,
the black liberator of Haiti, whose abili-
ties as soldier, statesman, and patriot
were such that Wendell Phillips placed
him above Washington, Napoleon, and
Cromwell.

No. 137 West 141st Street will be named
Wheatley Court, in honor of Phillis
Wheatley, the Afro-American poetess,
who was the friend of Gen. Washington
and the sensation of pre-Revolutionary
days. No. 130 West 142d Street will be
called Dunbar Court, after Paul Laurence
Dunbar, the negro poet; 140 West 142d
Street, Douglass Court, after Frederick
Douglass, orator, statesman, and leader
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APARTMENT HOUSES FOR NEGRO TENANTS

Six Big, Modern Harlem Proper-
ties, Worth More Than \$1,000,-
000, Transferred.

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frontage of 125 feet, a total of 375 feet
on that thoroughfare. The 142d Street
houses are a trifle larger, each fronting
150 feet, a total of 450 feet on that

street. They occupy about three-fourths
of the block bounded by Lenox and
Seventh Avenues, 141st and 142d
Streets. They were built about four
years ago and contain all modern im-
provements, including gas, electricity,
telephones, mail chutes, parquet floors,
and hardwood trim. At present they
are occupied by white tenants, but all
of the leases expire on Oct. 1. The new
owners are making plans to cancel
some of the leases before that time,
and as fast as vacancies occur the
rooms will be rented to negroes. The
houses are of six stories and will ac-
commodate more than 300 families.

Philip A. Payton, Jr., who for years
has been the most prominent real estate
operator in the uptown colored belt,
will manage the houses for the new
owners, a syndicate known as the Phil-
ton Holding Company, represented by
Greenberg & Levy, as attorneys. The
Philton Company bought the property
from the 135 Broadway Company, a
subsidiary of the New York Title and
Mortgage Company, which was forced
to take over the property two years
ago to satisfy mortgage judgments
from a Mexican syndicate in which the
late General Huerta of Mexico was in-
terested. Their assessed value is
\$1,041,000, of which \$279,000 represents
land value. Mr. Payton said yesterday
that there would be no difficulty in leas-
ing the apartments at good rents, as
there was a steadily increasing demand
from the better class of negro residents
in Harlem for apartments of the most
modern type.

An interesting feature of the operation
is that the houses will be named after
negroes of prominence. Those in 141st
Street will be named Attucks Court,
Toussaint Court, and Wheatley Court.
The first will commemorate the mem-
ory of Crispus Attucks, who was shot
by the British soldiers in the famous
Boston massacre on the Common March
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Dunbar, the negro poet; Douglass Court,
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Booker T. Washington. Their pictures
will be placed in the foyer of the houses
bearing their names.

The negro population in Harlem, said
Mr. Payton, numbers about 70,000, and
it has been augmented by nearly 15,000
in the last year as a result of the emi-
gration from the South.

As part payment the Philton Holding
Company gave the two dwellings at 670
and 672 West End Avenue, near Ninety-
third Street, and a five-story loft build-
ing at 128 West Twenty-sixth Street.

Apartment Houses For Negro Tenants

Six Big Modern Elevator Properties

Change Hands.—\$1,500,000

BRONX N. Y. DEMOCRAT
JULY 12, 1917

WILL NAME APARTMENTS

AFTER PROMINENT NEGROES

Influx of Colored Residents Expected

By Oct. 1 When Present Leases

of Tenants Expire

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AUDITOR MOORE'S REPORT.

We have received a copy of the An-
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at a glance, in what respect improve-
ments may be noted.

The report shows the value of the
real estate owned by colored people
to be (\$32,012,141) thirty-two million
and twelve thousand, one hundred
and forty-one dollars, and the value
of personal property (\$10,279,689)
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ten million, two hundred and seventy-
nine thousand, six hundred and

eighty-nine dollars, making a total valuation of property belonging to colored people (\$42,291,830) forty-two million, two hundred and ninety-one thousand, eight hundred and thirty dollars. The increase in the value of the property owned by colored people during a period of one year is (\$1,210,370) one million, two hundred and ten thousand, three hundred and seventy dollars.

BUY PAYTON INTEREST IN APARTMENT HOUSES

An important realty transaction involving properties in Harlem amounting to a million and a half dollars, was consummated this week when W. H. C. Brown, Watt Terry and E. C. Brown, prominent Negro bankers and real estate operators, took over the Payton interest in the Philton Realty Company, which controls the modern elevator apartments recently opened by the late Philip A. Payton at 117-127-137 W. 141st street, and 130-140-148 W. 142d street.

The deal is the largest in which colored financiers have figured. The new owners will have under their management 306 high class apartments, totaling 1,466 rooms. The buildings are on thirty-three city lots equal to two and a half acres.

Messrs. Brown and Brown plan to organize a large holding and trust company. Some of the well known financiers of the race to be associated with the holding company will be Heman E. Perry, president of the Standard Life Insurance Company, Atlanta; Emmett J. Scott, secretary of Tuskegee Institute, Ala.; Andrew F. Stevens of Brown and Stevens, Philadelphia, and Charles H. Anderson, of the banking firm of Anderson and Company, Jacksonville, Fla.

W. H. C. Brown is a wealthy real estate operator and banker who resides in Washington, D. C., and is a member of Brown and Brown, which does banking and real estate business in Washington, Philadelphia, Jacksonville, Fla., Norfolk and Atlanta. Watt Terry is a wealthy real estate operator of Brockton, Mass. E. C. Brown is a member of Brown and Stevens, bankers, Philadelphia, and is also associated with W. H. C. Brown.

The new owners of the property stated to an AGE representative that they propose to use judgment in determining the amount of rent to be paid for each apartment, which they assert will be satisfactory. Over 166 apartments are already rented.

The Philip A. Payton, Jr., Company, will manage its properties as heretofore.

A Colored Farmer Worth \$90,000

A few words about a man who cannot write his own name yet is said to own more land than any colored man in Eastern Carolina. Mr. Benjamin Willoughby is a man 69 years old but could easily pass for 50 years. When I met him I said you look well for your age but maybe you have never worked very hard. His reply was "there is not a man in the state that has worked harder than I have. It is understood I have cleared more land than any man in the state. Most of my land that I now have in cultivation was cleared by me I began to clear land 40 years ago." Some of his land that he paid \$5.00 per acre is now valued at \$125.00. Most of his land is now being cultivated by his seven sons who have families and houses built on various parts of the plantation with other tenants as well. Mr. Willoughby has 1000 acres of the best farming land in Pitt County. He started with an ox but today 1000 acres of the best farm land is owned by him, rides in a fine \$2,000 auto and owns more land than any colored man in the Eastern part of the state. Has a 21 horse farm, most of the land timber-land valued at \$5.00 per acre when he bought it now it is worth \$125.00 per acre. Last year he paid \$125.00 per acre for some land adjoining his.

Mr. Willoughby is now reported to be worth about \$90,000, and considered one of the wealthiest colored farmers in the state. He is without any book education but he has a very intelligent appearance and a plenty of good common sense. Mr. Willoughby says he is now watching his boys improve what he has placed in their hands and enjoying life with his wife and ten children around him.

We have met several other men in this part of the state who are making good but a man who started right after the war without any education or help needs to be congratulated upon having accumulated \$90,000 and raised 12 children, giving them all some education.

NEGROES IN BIG

APARTMENTS

Control Group of Elevator Houses on 141st and 142d Streets, Near Lenox Avenue.

Negroes have just secured control of their first group of elevator apartment houses in Manhattan in a \$1,500,000 realty transaction that is said to mark the beginning of a movement for greater expansion by the Negro population in Harlem. Announcement of the deal was made to-day by the Philip A. Payton, Jr., Company, a firm of Negro brokers, which says that it has sold for the 135 Broadway Holding Company (Cyril H. Burdett, president) to the Philton Holding Company, of which Philip A. Payton, Jr., is president, the six modern, elevator houses at 117 to 143 West 141st street and 130 to 148 West 142d street, 200 feet west of Lenox avenue.

These are among the most up-to-date buildings in the district, all six stories high. The three 141st street buildings occupy sites measuring 125 by 99 each and are known as Nathaniel, Milton, and Francis courts. On 142d street the buildings measure 150 by 99.11 each, the westerly one of which bears the name of Henrietta Court.

All six of these properties were erected a little more than four years ago by the Kramer Construction Company, Max J. Kramer, president, at a cost that was estimated at \$1,300,000. They are of brick, stone, and terra cotta construction and contain every convenience known to builders of that period. Harris & Maurice Mandelbaum, well known operators, bought four of the houses from the builders shortly after they were completed and about two years ago the six houses were taken over by a Mexican syndicate, of which the late General Huerta, former president of the Mexican republic, was the head. Later they were turned over to the present seller.

According to the Payton Company, the apartment houses will be renamed after Negroes who have played important parts in establishing the Negro race in America, and will be rented "exclusively to the better class of colored people."

Mr. Levy of Greenberg & Levy, who represented the Philton Company as attorneys in the above transaction, believes the purchase of these houses is the beginning of an expansion that will extend the Negro territory north to the river, and south to 125th street. The blocks in which the houses just purchased are located are occupied almost entirely by white people, the few Negro occupants being centred about the Lenox avenue corners.

There was a small trade element in the transaction, the 135 Broadway Company taking in part payment 670 and 672 West End avenue, two five-story American basement dwellings, on a plot 34 x 100, irregular, and the five-story loft building with store at 128 West Twenty-sixth street, on a lot 25 x 98.9.

More Apartments for Negroes Only
JULY 10, 1917
JULY 11, 1917
Six Modern Buildings in West 141st and 142d Streets Sold in Extension of Negro District.

Sale of six modern elevator apartment houses in Harlem was announced yesterday as preceding occupancy of the buildings exclusively by negroes. The transaction amounted to \$1,500,000, it was announced.

The apartments lie in a district already thickly populated by negroes, but have been occupied by white persons on account of the desirability of the buildings. The realty deal means that the Harlem district from 131st street to 142d street, with few and scattered exceptions, will be inhabited by negroes. There also are predictions that this zone will be enlarged.

The property which changed hands comprises six six story fireproof elevator apartment buildings—three in West 141st street, Nos. 117 to 143; and three in West 142d street, Nos. 130 to 148. The sale was announced by Philip A. Payton, Jr., Company, a firm of negro brokers. That firm sold the property for the One Hundred and Thirty-five Broadway Company to the Philton Holding Company, Inc. The Philton Company, it was said, gave in part payment the two five story American basement dwellings at Nos. 670 and 672 West End avenue and the five story loft building with a store at No. 128 West Twenty-sixth street. The Payton Company has been named agent for the 141st and 142d street properties, which will be rented to "the better class of colored people." The names of the apartments will be changed. Each will be named after negroes who have become prominent in their work for the race in this country.

The apartments destined to be inhabited by negroes are about four years old. They were owned previously by the Mexican syndicate headed by the late General Victoriano Huerta.

THE NEGRO BECOMING A COMMERCIAL FACTOR.

The Negroes are fast becoming real factors in the material worth and development of our country, this was evidenced in a very marked way a few days ago in the state of Arkansas near Pine Bluff in the county of Jefferson, when a Negro by the name of Joe Ross, a Negro farmer purchased a farm of 604 acres from J. A. Clement, a white farmer for the neat and respectable sum of \$36,240. This is only one instance in many not only in Arkansas, but in all the Southern States where farming is carried on extensively. This passing of large fertile tracts of land from the white man to the black man is very significant and speaks volumes in the economic and social development of the race. Gradually the Negro is taking his place within the front ranks of men. With such material development, the Negro need not be uneasy for he who owns the ground will ultimately controll the affairs of the ground. Negroes, take courage, buy farms and cultivate them, for therein

is the open door to success, material possessions is the key that unlocks most doors here below. This Negro was born a slave, the son of slaves. What will the sons of freemen accomplish in the next half century?

—People's Defender.

GOING TO BETTER CONDITIONS

WEALTHY COLORED PEOPLE TO SPEND \$12,000,000 FOR BETTER HOUSING CONDITIONS.

Two Chicago Race Men, Millionaires, Invest Heavily.

Chicago, April 1.—A local daily is responsible for the following and your correspondent will investigate later. It says:

A systematic plan to make the district between Forty-first and Sixty-third streets, and from State street to College Grove avenue, the "black belt" is being worked out by Negroes. Eugene F. Manns, President of the South State Street Business Men's Association, announced later.

It is their intention, he said, to purchase flat buildings in various portions of this district and to move a Negro family into each such building. As a result, they believe, the white families will move out, thus giving room for more Negro tenants.

As the Negroes take possession of flats dotting the territory, Mr. Manns stated, they believe it will become easier to purchase buildings.

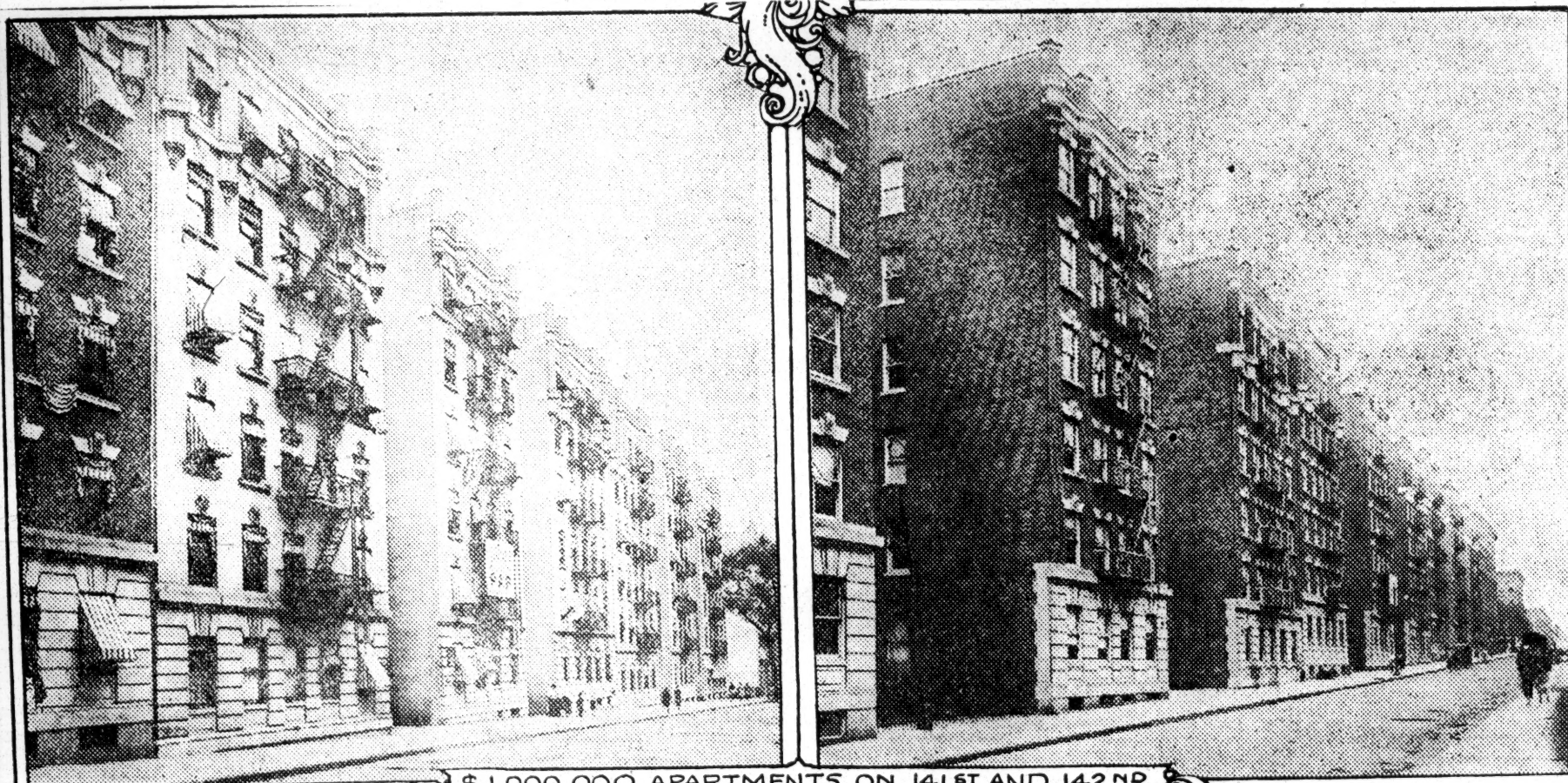
Will of Wealthy Negro Set Aside by Daughters

Pauline Ray and Hattie Terry, negroesses, who were seeking to set aside certain provisions in the will of their father, the late J. O. Connally, a wealthy colored citizen of Atlanta, won out in their suit before a jury in Judge John T. Pendleton's court room Friday.

The will of Connally, which makes provision for his estate of \$20,000 to remain intact until the death of both of his daughters, when it was to go to a charitable institution, was broken.

Peyton Allen and Henry Lincoln Johnson, two colored attorneys, named as executors in the will, were seeking to propound it when the daughters filed a caveat.

The petition of the two children charged that Johnson had used undue influence in causing the will to be drawn, and also charged that Connally was not mentally sound at the time of the making of the will.



\$1,000,000 APARTMENTS ON 141ST AND 142ND STREETS BOUGHT LAST WEEK BY A NEGRO SYNDICATE FOR THE USE OF NEGROES

RACE PHYSICIAN LEFT \$100,000 ESTATE

Baltimore.—The will of the late Dr. Reverdy M. Hall was admitted to probate in the Orphans' Court Thursday of last week. It disposes of an estate said to be valued at \$100,000. The widow, Mrs. F. Jeanette Hall, is left an annual income of \$1,200, to be paid in quarterly installment. Should she marry again the estate is to be divided equally between her and her two children Mrs. Daniel C. Brown of this city and Dr. R. M. Hall, Jr. of Milwaukee, Wis. The two children are named executors without bond. The M. E. Home for the Aged is left \$100, Edna Hall Brown, grand-daughter of the testator, \$200, and a gold watch and chain and a diamond stickpin to a nephew. The estate is to be divided between the two children at the death of their mother. C. C. Fitzgerald is the attorney. Dr. Hall died on September 7.

Negroes, Solving Own Housing Problem, Buy \$1,350,000 Worth of High Class Apartment Houses in Harlem

While Philanthropists Talk of What Should Be Done for Race Leading Colored Men Take Action for Themselves---Acquire 6 Large, Modern Buildings

While well meaning white folks, philanthropists, real estate men and others are planning and talking about improving the housing conditions of negroes in this city the negro himself has set out to solve his own housing problem. He took the first step in this direction last week when he amazed those who have been working in his

interest by the purchase of six fine big apartment houses on 141st and 142d streets, between Lenox and Seventh avenues, property which a few years ago sold for more than \$1,350,000. For an initial step it is a long one, and since it was taken by the negro himself it is evident that he has ideas about how he shall live that are far in advance of those which are being planned for him. In these apartment houses he will have all the comforts of the modern apartment house. He will even be lifted to his apartment by elevators just as in the best apartment house in the city.

He will have United States mail chute service, telephone, gas and electricity. In all apartments are hardwood trim and parquet floors, tile baths with showers and pedestal lavatories, open nickel plated plumbing, with porcelain fixtures, both in bath and in kitchen and ample closet room. French doors with Florentine glass are in the dining rooms.

The houses were built about five years ago for white folks who were expected to pay fairly good rents for accommodations. They are now partly occupied by white folks under leases which will not expire until October. As the block shifted from a tenantry of white folks several years ago to one of colored

folks the occupants of the houses changed as rapidly as leases expired and to-day the row is occupied by white and colored families.

The negro population of Harlem, when these houses were erected, was estimated at 49,000. This population has almost doubled since that time and to-day the estimate is that there are upward of 75,000 negroes in the northeast corner of Harlem. They have huddled into dwellings and tenements and apartments abandoned by the whites.

Housing accommodations were so limited that friends of the negro, folk who had the moral side of the colored man at heart, real estate men who had interests in Harlem to protect, and builders of model tenement houses in the San Juan section decided to help the housing problem of the negro and plans were laid and talked over for erecting in the negro section of Harlem a series of model tenements, such as the Hampton at 210 West Sixty-third street, for their occupancy. The proposal was welcomed by the colored folks of the section, most of whom are hard working and law abiding citizens. Philip A. Payton, Jr., and others of their leaders cooperated with this committee of moralist real estate men and builders, for the plan would give to the negro as good housing conditions as prevailed in other sections of the city and at rentals below those which they were paying for poorer

quarters.

It is a mistaken idea that the negro does not pay high rents. He pays more relatively for the poor quarters he occupies than the white does for far superior premises. This inequality has been causing considerable unrest in the colored section and many respectable families have been threatening to leave for the localities where they could have better homes for less money. It was this unrest which spurred the real estate interests of Harlem to lay plans for building clean, wholesome tenements which they could rent for \$1.50 a room a week, the apartments being divided into three and four rooms with baths, the bath not being considered a room. This type of house would appeal strongly to the average negro family and would eliminate the necessity of taking in boarders in order to meet the prevailing high rents. But there were other families in the negro section who wanted better homes than these houses would provide. They wanted dwelling places as fine as the whites, since they were able to afford them. It was this demand that induced the steps taken last week.

Mr. Payton, negro real estate man, organized the Philton Realty Company to buy the 141st and 142d street apartments. Who are interested with him in the purchase of the houses is not to be known. They are colored folks, how-

ever, as far as can be learned, who have entered the company not out of philanthropy but on a purely commercial basis, that is, to make money. They know to what extent the colored man has profited by the prosperity waves which have been sweeping over the United States for the last few years. Apparently negroes have met these waves, for they are willing to pay in the new apartment houses a rental of \$10 a room, which means that a four room flat will cost them \$40 a month. The larger apartments will cost them from \$60 to \$70 a month to rent.

Since there are 306 suites in the six houses and every one of them will be rented, more than \$150,000 will be paid in a year by the colored folks who will live there. It is the highest rental that has ever been paid by colored tenantry in this city. The houses also are the finest that have ever come under control of colored folks in this city.

W. TERRY TRIUMPHS IN FIRST NEW YORK REAL ESTATE DEAL

New York News 10-11-17
**BROCKTON MAGNATE FILLS HIS NEW
MAMMOTH APARTMENT HOUSES WITH
COLORED TENANTS AS IF BY MAGIC**

Great Payton Properties Purchased by Young Broker from Massachusetts Filled Up with Many Now on Waiting List — Meteoric Rise of Genial Genius

New York, Oct. 10.—The six far-over the interests of his associates and finest apartment houses in and became the sole landlord. He immediately announced on hand bills the world occupied by colored people, thrown away by the thousand and the the Washington, Douglas, Dunbar, New York News that the rents were Wheatley, Toussaint and Attucks reduced. Courts, are now filled up, with a waiting list. This is the startling announcement that has been flashed through the real estate circles of the metropolis that has caused the staid and successful real estate dealers of the city, white and black, to start up and rub their eyes.

This is the accomplishment of Watt Terry, the young and genial real estate genius from Brockton, Mass., within a period of three weeks. Nor does this quite complete the story. The three hundred and six apartments, containing 1,466 rooms, which have to be seen to be appreciated, and which are the last word in apartment house appointments, within and without, have been filled with first class colored tenants, each of whom could, or perhaps better, did exchange references with the landlord.

Bought From Philip A. Payton Estate.

The 6 6-story and basement, pressed brick, sandstone-trimmed, electrically lighted elevator apartments were purchased by Messrs. Watt Terry, E. C. Brown, of Philadelphia, and W. H. C. Brown, of Washington, about September 15, from the Philton Holding Com-

attention has been given hours each day to his prospective tenants. His policy has triumphed.

Property Worth Over Two Millions.

Mr. Terry for years, it is learned from an authoritative source, has been for several years the third largest taxpayer in Brockton, Mass. The largest taxpayer there is ex-Governor William L. Douglas, the famous shoe manufacturer, beside whose mansion is the residence of Mr. and Mrs. Terry. All of his Brockton properties, and they include the finest there, are tenanted by Caucasians. These properties together with the six New York apartments are valued at much more than two million of dollars.

To the surprise of The News reporter when he called at the New York office of Mr. Terry, he found the steam even at this early and unprecedented date in October, radiating heat and comfort to his hundreds of tenants. Upon asking Mr. Terry if he intended to do these unheard of things he said, "I intend to give a square deal to the people of New York. That is my motto."

His Meteoric Rise in Brief.

From a distinguished clergyman of this city it was learned that when Terry reached Brockton, Mass., a mere boy, he had 15 cents in his pockets, no friends and little education. He came from his birthplace, Mecklingburg County, Va., where his relatives still live. He soon secured, however, a job as coachman and began to improve his neglected education. Sober, religious, industrious and efficient, he found instant favor and grew in popularity and in the confidence of the Puritan people daily.

He soon became a janitor in the Y. M. C. A. where he studied at odd times and in his few leisure moments. He became in time a shoe operator in a local factory. All this time too, young Terry was not only making powerful friends, but was sacrificing his pleasures and saving his hard earnings. Twelve years ago he had a sufficient modicum of both to venture in the real estate business. His rise since has been continuous and meteoric. To-day at thirty-five he is the world's largest colored real estate operator. He is destined at the sure but rapid rate at which he is forging ahead now to become at no distant date, one of the great real estate magnates of America.

NEW YORK

SEPTEMBER 20, 1917

Mortgages on Colored Flats.

The six modern apartment houses at 117 to 143 West 141st Street and 130 to 148 West 142d Street, which were reported sold several weeks ago by the 135 Broadway Holding Company to the Philton Holding Company for occupancy by colored people, have just had two additional mortgages, totalling \$82,000, placed upon them. The loans were given by the 135 Broadway Holding Company to the Land Estates, Inc., representing the New York Title and Mortgage Company, and are for ten years at 5 per cent. These properties are subject to prior mortgages totalling \$882,100.

HARLEM COLORED ZONE SPREADING TO NORTH

SIX HIGH-GRADE HOUSES ADDED TO CITY'S BIGGEST COLONY.

Acquisition Which Gives Negroes Their Best Homes Expected to Force Big Exodus of White Tenants

An influx of colored people into a residential section means an inevitable exodus of whites, so the history of a section of Harlem proves beyond peradventure. During the last thirteen years this district has seen the occupancies of a majority of its buildings changed almost completely from white to black.

As the largest and most important step to supply housings for negro families ever attempted at one time in this city was successful this week when six of the largest and finest houses in upper East Harlem were purchased, this problem, which property owners and residents of this section have struggled with for a suitable solution, during these years, becomes more complex. The problem of getting quarters for negroes, on the other hand, is made lighter because the houses just purchased for such occupancy by the Philton Holding Company add just 306 apartments to the present inadequate supply of housings in that section, which now harbors some 65,000 of the colored race.

This move indicates clearly a northward extension and the natural sequence of a shift of the colored population is a further exodus of whites. Doubtless several hundred families, apart from those occupying the six modern six-story elevator apartment-houses on 141st and 142d Streets, just east of Seventh Avenue, sold this week to negro investors, will eventually migrate to other sections. This gives the builders an opportunity, and friends, but was likewise a problem to know where to locate the families who will soon be making way for colored tenants.

Property Holders Problem.

The inhabitants of the colored race are scattered about Manhattan Island, principally in small groups and in sections that have not deteriorated because of their presence, but the density of the colony in Harlem, which is the largest in the metropolitan district, has seriously depreciated the fee value of real estate, although in general the rentals formerly paid by white tenants have been maintained.

This anomaly was beginning to receive recognition just before the war broke out, and property that nobody seemed to care to have almost as a gift was being sought as good investments. That tendency will doubtless be resumed when the inevitable readjustment of conditions the war is responsible for takes place.

The negro population of Harlem is now chiefly confined to the section between 131st Street and 136th Street, east of Seventh Avenue, which is firmly and permanently pinned down as a colored section, through purchases of property by individuals, organizations, and churches,

and through the great difficulties that would be encountered to create a substitute section. Therefore, the average property owner in and adjacent to the colony is resigned to the fact that there is no alternative but to give way to such occupations.

Those more familiar with the history of the section expect to see the territory to the north of the section eventually change to such occupancies, and these views have become more conclusive since the taking of the group of big flats valued at \$1,000,000 on 141st and 142d Streets. These streets are still free of negro tenements. The buildings are among the finest in Harlem and contain all modern improvements, elevators, electric lights, etc., so that with the Victoria, a 100-foot apartment on Lenox Avenue and 138th Street, which colored investors bought three years ago, colored folk have practically every type of housing like those available to whites.

Congestion and Its Causes.

The majority would find it quite a strain to meet the rentals in the newly acquired apartments, which are to range from \$30 to \$60 per month, said Secretary Clark, of the National League on Urban Conditions Among Negroes yesterday, but there are many families whose earnings warrant such housing to quickly fill these apartments.

The congestion of the section, said Mr. Clark, is chiefly caused by the limited supply, thus preventing free movement and even now the demand is such as to occasion increased rentals of from \$2 to \$5 per apartment in many of the negro-occupied houses. These increases have occurred during the past seven months, and, with the limited supply, are the basic reasons for the crowding in many of the apartments. West Indian negro families according to Mr. Clark crowd the most by doubling up in their housekeeping. The American negro family lives by itself and takes in boarders to help meet the rent.

About two years ago the National League, with the Advisory Council of Real Estate Interests and the City and Suburban Homes Company, took the problem of Harlem under advisement and worked out a plan whereby model tenements were to be erected for colored people on some of the vacant blocks near their great colony. The City and Suburban Homes Company, which operates negro tenements successfully and profitably, agreed to construct these houses providing sufficient stock in the venture could be sold. This was found no difficult matter and all was arranged for launching the project, but the war conditions, high cost materials, and labor caused a postponement of the project, which it is understood will be revived when favorable conditions obtain.

Students of the negro housing problem have come to the conclusion that a general education for self-maintenance and proper care of property will increase the progress of the race. They earn enough money to pay fair rentals and the present overcrowding would be eliminated were they given an adequate supply of housing.

Philip A. Payton, jr., who arranged the purchase of the apartments, and is financially interested in several properties occupied by negroes, holds the belief that "living conditions such as are available for the white man were what the black man needed most to give him a clear perspective of the progress and

standards of the white man. He was real estate business in this city, which he did seventeen years ago.

Property - 1917

WATT TERRY TALKS AT BIG HARLEM MEETING

One of the most significant moves that has been made in Harlem with a view to racial co-operation took place Monday evening, when over a thousand colored men and women assembled at the Metropolitan Baptist Tabernacle, 120 W. 138th street, the Rev. W. W. Brown, pastor, and listened to a business proposition submitted by Watt Terry, the big real estate operator.

The mass meeting, which was not only large but enthusiastic, was presided over by Fred R. Moore. Among those to take part in the speaking and to endorse Mr. Terry's plans were the Rev. A. Clayton Powell, the Rev. W. H. Brooks, the Rev. G. H. Sims, the Rev. J. W. Brown, the Rev. W. W. Brown, Frank H. Gilbert and M. P. Saunders. The Right Quintet, composed of Messrs. Thomas, Tisdale, Loguen, Smith and Lightfoot, of the Clef Club, furnished the musical treat.

Mr. Terry told his plans in his usual unpretentious and forceful manner and made a most favorable impression. Speaking as a successful real estate operator he told his hearers that by co-operation members of the race could invest in real estate and make money, provided, of course, that the business was conducted along safe and practical lines.

In order to take over Watt Terry's equity in the six elevator apartment houses at 117 to 37 West 141st street, and from 130 to 148 West 42nd street, the Terry Holding Company, a New York corporation capitalized at \$750,000, has been formed. These are the largest and finest houses owned and occupied by Negroes in the world. Under the personal supervision of Mr. Terry every apartment in these splendid properties has been rented at a reduced rental and there is a long waiting list.

Mr. Terry stated that high class elevator apartment houses for colored people are no longer an experiment, and that the Harlem section offers more magnificent opportunities for successful investment than is true of any other section in Manhattan, and where reasonable profits may be made as well as comfortable housing conditions obtained at reasonable rentals.

In order to secure available funds for immediate investment in similar properties where values are low, he said the Terry Holding Company has decided to offer one-third, or \$250,000 worth of its capital stock to the colored public at the par value of \$10 a share.

Many men and women who attended the meeting were convinced of the practicability of such a plan and announced intentions of becoming a stockholder in the Terry Holding Company.

The office of the company is located at 127 West 141st street.

NEGRO FLATS IN NEW HANDS.

A well-substantiated report in Harlem realty circles to-day had it that the six modern elevator apartment houses at 117 to 143 West 141st street and 130 to 148 West 142d street, sold recently by the 135 Broadway Holding Corporation to the Philton Holding Company, of which the late Philip A. Payton, Jr., was the president, had passed to new interests. The sale of these properties to Mr. Payton marked the greatest transaction ever negotiated in the interest of the colored population of the city, and the first acquisition of elevator apartments by Negroes. The combined properties have a valuation of more than \$1,000,000.

According to report, the latest owner of these houses is an influential Negro from out of town, who plans to improve living conditions for the Negro in Manhattan. A reduction in rents will result from the new control of these houses, it is said.

The buildings are among the most modern in the district, all six stories high. The three 141st street structures occupy sites measuring 125x99 feet each, and those on 142d street measure 150x99.11 feet each.

Yesterday's recorded mortgages revealed the fact that the 135 Broadway Company had given two mortgages on the houses to the Land Estates Mortgage Company, for \$82,000, for ten years at 5 per cent. Prior mortgages on the buildings amount to \$882,000.

FINE APARTMENTS FOR N. Y. NEGROES

The most important transaction in the history of New York for the housing of Negroes was closed this week when six of the best elevator apartment buildings in upper Harlem were purchased to be occupied by Negro families. The property is assessed at more than \$1,000,000, but as other property was given in part payment the aggregate value of the realty involved was about \$1,500,000. The six houses were built about four years ago and contain all modern improvements, including gas, electricity, telephones, mail chutes, parquet floors and hardwood trim. At present they are occupied by white tenants, but all of the leases expire October 1. The new owners are making plans to cancel some of the leases before that time, and as fast as vacancies occur the rooms will be rented to Negroes. The houses are of six stories and will accommodate more than 300 families.

Negroes to Supplant 1,500 Whites in Harlem

NEW YORK TRIBUNE
JULY 11, 1917

New Apartments with Lesson

Problem of Housing 75,000 Blacks

Negroes will become tenants of a row of six de luxe apartments in West 141st Street and two similar houses in West 142d Street, now occupied by 3,000 white families, comprising 1,500 persons. The houses are 117 to 143 West 141st Street and 130 to 148 West 142d Street, which were purchased yesterday by the Philton Holding Company, Inc.

The structures are new law houses thoroughly fireproof, have elevators and other modern conveniences.

Up to two years ago the negro population of Harlem was about 60,000, according to real estate men who specialize in the management of negro flats. "There are now at least 75,000 negroes in Harlem," said Philip A. Payton last night.

The houses are to be renamed after negroes who have achieved distinction in patriotic or social service.

The house at 117 to 125 West 141st Street will be called Attucks Court, after Crispus Attucks, who led on March 5, 1770, a handful of patriots against the British soldiers on Boston Common and was shot to death.

No. 127 West 141st Street is to be Toussaint Court, in honor of Toussaint L'Ouverture, the black liberator of Haiti.

No. 137 West 141st Street will be named Wheatley Court in honor of Phyllis Wheatley, Afro-American poetess. No. 130 West 142d Street will be called Dunbar Court, after Paul Laurence Dunbar, the negro poet; No. 140 West 142d Street, Douglas Court, after Frederick Douglas, and 148 West 142d Street, Washington Court, in honor of the late Booker T. Washington.

ENQUIRER

Cincinnati, O.

NEGRESS BUYS \$75,000 LOT

In Exclusive Section of Long Island
—To Build \$100,000 House.

SPECIAL DISPATCH TO THE ENQUIRER.

Indianapolis, January 10.—Mme. C. J. Walker, of Indianapolis, negress, who has acquired enormous wealth in the last 10 years through sales of a preparation for negroes, has purchased a \$75,000 lot in the most exclusive section of Long Island.

George B. Knox, publisher of a negro paper, said to-night that an attorney representing Mme. Walker is now in New York closing the deal, and that she will erect a \$100,000 house this year. Knox understands the lot is opposite property formerly occupied by Helen Gould and close to a mansion owned by John D. Rockefeller. Mme. Walker about a year ago bought an expensive property at Flushing, N. Y. She has been living on

Sixth avenue, New York, for a year, but her business is located here.

She came to Indianapolis about 10 years ago from Pittsburg and started to manufacture a preparation she invented. Mme. Walker is about 50 years old. Her income is said to be in the neighborhood of \$200,000 a year.

Elevator Houses for Negroes.

The Philton Holding Company (Philip A. Payton, Jr., president) has bought the six elevator apartment houses at 117 to 143 West 141st street and 130 to 148 West 142d street from the 135 Broadway Holding Corporation and plans to lease the apartments exclusively to Negroes. It gave in trade, the dwellings at 670 and 672 West End avenue and the loft building at 128 West Twenty-sixth street. The transaction is reported in detail elsewhere.

ELIZABETH TAXPAYERS OWN \$300,000 PROPERTY

(Special to THE NEW YORK AGE)

ELIZABETH, N. J.—The colored taxpayers of the city have started a movement to form a taxpayers' association, in order that they may unite their efforts in the matter of public improvements and make their influence felt. It is estimated that about \$300,000 worth of property is owned by colored people here.

Dr. Beverly M. Hall, a colored graduate of 1873 from Harvard,

University Medical School, also recently in Baltimore, Md. His estate is valued

at \$100,000.

The Crisis November 1917. P. 40.

The Rev. H. H. Johnson, a retired colored minister and real

estate dealer of New Haven, Conn., was found at his death to be worth over

\$100,000.

The Crisis April, 1917. P. 297.